

Summary of 8-Step Floodplain Analysis

Application ID: LMI0001673R

Owner: Ronald D. Ray

Address: 14 West 3rd Street, Moonachie, Bergen County, New Jersey

Activities: Demolition of an existing, temporary manufactured housing unit (MHU) and reconstruction and elevation of a new MHU

Step 1: Determine if the proposed action is in a 100-year floodplain.

This action consists of the demolition of an existing, temporary MHU and reconstruction and elevation of a new MHU on a lot located at 14 West 3rd Street in Moonachie, Bergen County, New Jersey. The new MHU would be installed on the currently-occupied concrete pad. A concrete masonry unit (CMU) foundation sill up to 6 feet high would be built on the existing pad to elevate the new MHU. This entire action is located in a 100-year floodplain. The entire proposed project site, approximately 0.0275 acres, is located within Special Flood Hazard Area Zone AE (areas where base flood elevations have been determined) as indicated on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Panel 254 of 332, Community-Panel Number 34003C0254G dated September 30, 2005 and the FEMA Post-Sandy Preliminary Work Map. Both maps are attachments to this document (see LMI0001673R_FIRM34003C0254G and LMI0001673R_FloodplainManagementMap). Areas designated as a Special Flood Hazard Area are those subject to inundation by the 1 percent annual chance flood (e.g., a 100-year flood), also known as the base flood.

While the proposed demolition, reconstruction and elevation would occur within the 100-year floodplain, the proposed action represents no substantive change from the pre-Hurricane Sandy condition of the floodplain.

Step 2: Notify the public of the intent to locate the proposed action in a floodplain.

An early public notice of proposed activity within the 100-year floodplain was published by the New Jersey Department of Environmental Protection (NJDEP) on March 25, 2016, in English and Spanish (see LMI0001673R_EnglishFloodplainEarlyNotice and LMI0001673R_SpanishFloodplainEarlyNotice, respectively and LMI0001673R_FloodplainEarlyNoticeAffidavit_StarLedger and LMI0001673R_FloodplainEarlyNoticeAffidavit_ElDiario). The notice also was e-mailed to interested parties (see LMI0001673R_FloodplainEarlyNotice_AgencyEmail). The notice requested comments from the public concerning floodplain and natural resource impacts of the proposed economic revitalization and storm mitigation. The notice also indicated that the NJDEP would evaluate proposed actions under the program for potential direct and indirect impacts associated with floodplain development and, where practicable, would design or modify proposed actions to minimize potential adverse impacts to lives, property, and natural values within the floodplain. The notice was published in the Star Ledger and El Diario and posted at <http://www.state.nj.us/dca/divisions/sandyrecovery/review/>. The required 15-day period was conducted to allow for public comments, and comments were accepted either electronically or via written correspondence. No comments were received from the early notice concerning the proposed action (see LMI0001673R_FloodplainEarlyNoticeComments).

Step 3: Identify and evaluate practicable alternatives to locating the proposed action in a floodplain.

Two alternatives to the proposed action within the 100-year floodplain were considered. No additional alternatives were considered as the entire town of Moonachie is located within the 100-year floodplain.

Alternative 1: Relocate the Proposed Action Outside of the 100-year floodplain

Relocation of the proposed action to a location outside of the 100-year floodplain, which would include acquisition of another existing MHU and identification of an available MHU lot, would not serve the purpose of the proposed project. The proposed project involves the demolition of an existing, temporary MHU and reconstruction and elevation of a new MHU. Even if another suitable MHU, MHU lot, and/or willing seller could be identified, relocation within Moonachie would not avoid the 100-year floodplain, and relocation outside of Moonachie could potentially generate residential or commercial displacements that would be detrimental to the applicant, community and economic development of Moonachie. As the project site is currently developed with a MHU, the proposed action is not expected to alter the pre-Hurricane Sandy condition of the floodplain. Therefore, it is not practicable to relocate the proposed project outside of the floodplain.

Alternative 2: No Action Alternative

A no action alternative was considered and rejected because no action on this item would result in the Applicant not being provided with financial assistance to demolish their storm-damaged MHU and reconstruct and elevate a new MHU. As a result of the no action alternative, the existing MHU would continue to be vulnerable to future flooding conditions and the applicant may not be able to recover. In addition, the no action alternative would not satisfy the need for post-Hurricane Sandy economic revitalization within this substantially impacted community.

Step 4: Identify and describe the proposed action's direct and indirect effects associated with occupying or modifying the floodplain.

While the proposed demolition, reconstruction and elevation activities would occur within the 100-year floodplain, the proposed action represents no substantive change from the pre-Hurricane Sandy condition of the floodplain.

This proposed project involves the demolition of an existing, temporary MHU, reportedly manufactured in 1974 (see LMI0001673R_Vanguard), and reconstruction and elevation of a new MHU on an approximately 0.0275 acre lot located at 14 West 3rd Street in Moonachie, Bergen County, New Jersey. The new MHU would be installed on the currently occupied concrete pad. A CMU foundation sill up to 6 feet high would be built on the existing pad to elevate the new MHU (see LMI0001673R_ApplicationMaterials). As the project site is currently developed with an existing MHU and the reconstruction and elevation activities are limited to the existing MHU concrete pad, the proposed action is not expected to alter the pre-Hurricane Sandy condition of the floodplain.

Step 5: Identify methods to minimize the potential adverse impacts within a floodplain and to restore and preserve its natural and beneficial values.

NJDEP requires elevation or flood proofing of all "substantially damaged" structures in the floodplain. When followed, these regulations will reduce the threat of flooding damage to properties located in the floodplain and reduce the impact of development on the floodplain. Applicants are required to adhere to the most recent floodplain elevation levels when considering reconstruction of their "substantially damaged" property. In summary, applicants participating in this program would be required to adhere to the following conditions to minimize the threat to property, minimize losses from flooding and high wind events, and benefit floodplain values:

- A. All proposed reconstruction and repair of "substantially damaged" structures in the floodplain must adhere to the latest (most recent) elevation requirements in accordance with the Emergency Flood Hazard Area Control Act rules (N.J.A.C. 7:13). Flood elevations are now determined either using the higher of the ABFE, the effective BFE, or the design flood elevation

shown on the NJDEP flood maps;

- B. All participants in the LMI Program must carry flood insurance on the subject structure, when mandated, in perpetuity; and
- C. In the case of “Coastal High Hazard” area (“AE” Zone on the latest [most recent] FEMA-issued Maps), that the applicant adhere to construction standards, methods and techniques requiring a registered professional engineer to either develop, review or approve, per the associated location, specific Applicant elevation plans that demonstrate the design meets the current standards for the AE zone in FEMA regulation 44 CFR Part 60.3 (e) as required by HUD Regulation 24 CFR Part 55.1 (c)(3).

Therefore, the requirements of the LMI Program will help ensure a minimal adverse impact to the floodplain.

Step 6: Reevaluate the proposed action to determine if it is still practicable given its floodplain effects.

The proposed action is viewed as practicable because it avoids significant adverse impacts to the floodplain in the local vicinity while helping the Applicant to recover, reducing damages to the new MHU from future flood events and contributing to the post-Hurricane Sandy economic revitalization within this impacted community. The project, as proposed, would minimize potential hazards to human safety, health, and welfare.

Relocating the proposed action outside of the 100-year floodplain, which would include acquisition of another existing MHU and identification of an available MHU lot, is viewed as impracticable as even if another suitable MHU, MHU lot and/or willing seller could be identified, relocation within Moonachie would not avoid the 100-year floodplain and relocation outside of Moonachie could potentially generate residential or commercial displacements that would be detrimental to the applicant, community and economic development of Moonachie.

The no action alternative also remains impracticable because it will not satisfy the need for post-Hurricane Sandy economic revitalization within this substantially impacted community nor would it assist in recovery for the applicant.

Step 7: If the only practicable alternative is locating in a floodplain, publish a final public notice.

It has been determined that there is no practicable alternative to locating the project in the floodplain. This is due to: 1) the need for post-Hurricane Sandy economic revitalization within Moonachie; 2) the alternative locations outside of the 100-year floodplain that may generate residential or commercial displacements that would be detrimental to the community and economic development of Moonachie; and 3) the limited scope and impact of the proposed project related to impacts on human health, public property, and floodplain values.

A final public notice will be published in accordance with 24 CFR Part 55 for a minimum 7-day comment period. The final notice will detail the reasons why the project must be located in the floodplain, a list of alternatives considered, and all mitigation measures taken to minimize adverse impacts and preserve natural and beneficial floodplain values.

All comments received during the comment period will be responded to and fully addressed prior to funds being committed to the proposed project, in compliance with Executive Order 11988 or 24 CFR Part 55.

Step 8: The proposed action can be implemented after steps 1 through 7 have been completed.

Implementation of the proposed action may require additional local and state permits, which could place additional design modifications or mitigation requirements on the project.